

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine
954-828-4966

Project Name: Magna Casa Development II
LLC/Marbella Place
Condominiums

Case #: 35-R-03

Date: 5/13/03

Comments:
No Comments

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Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
Office Fax: 954-828-5275
Email: timw@cityfort.com

Project Name: Magna Casa Development II
LLC/Marbella Place
Condominiums

Case #: 35-R-03

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Comments:

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Magna Casa Development II
LLC/Marbella Place
Condominiums

Case #: 35-R-03

Date: 5/13/03

Comments:

1. Civil plans required showing fire main, hydrants, DDC and FDC's.
2. Show height of building relative to fire vehicle access road elevation. See FBC 412.1.1
3. Flow test required.
4. Only one stair may discharge into the lobby. The second exit must discharge directly to the outside. Any single fire may not restrict all exits. NFPA 101, 7.5.1.3
5. Stair must access roof. 1008 FBC.
6. Windows not permitted in stair shafts. NFPA 101, 7.1.3

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Division: Info. Systems

Member: Mark Pallans
(GRG)
954-828-5790

Project Name: Magna Casa Development II
LLC/Marbella Place
Condominiums

Case #: 35-R-03

Date: 5/13/03

Comments:

1. This site plan will adversely impact Public Safety radio communications in the future. The combined effects of building construction in Fort Lauderdale is having an adverse impact on the performance of the Public Safety Radio Systems used by Fire Rescue and Police. Costs of mitigating the impact on the City's Radio Systems shall be born by the developer. Due to the severity of the impact, mitigation costs may be substantial. In the future, the developer may be required to provide mitigation resources at sites other than this project location.
2. An internal bi-directional amplifier system will be required to address communications issues within this building.

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Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: Magna Casa Development II
LLC/Marbella Place
Condominiums

Case #: 35-R-03

Date: 5/13/03

Comments:

1. One-half of the street trees to be shade trees. There appears to be a deficiency.
2. Indicate requirements for irrigation.
3. Provide a list of the existing trees and palms on site, their names and sizes. Indicate whether they are to remain, be relocated, or be removed. All Tree Preservation Ordinance requirements apply. Any trees or palms, which would be considered good candidates for relocation, should be relocated. "Equivalent replacement" for tree removal to be above min. site Code requirements.
4. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan. If applicable, any overheads should be placed underground.
5. Final signoff plans to be sealed by the Landscape Architect.

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Division: Planning

Member: Jim Koeth
954-828-5276

Project Name: Magna Casa Development II
LLC/Marbella Place
Condominiums

Case #: 35-R-03

Date: 5/13/03

Comments:

1. Project subject to site plan level IV review, which requires Planning and Zoning Board review and City Commission approval.
2. Discuss provision for a traffic study (trip distribution) with Engineering Rep. at the meeting. If study is required, staff and a City –retained consultant must review it. The applicant shall incur the City’s cost for these consultant services. At a minimum, a traffic statement must be provided.
3. Provide text narrative indicating project’s compliance (point by point) with the City’s Beach Design Guidelines criteria prior to item being placed on a Planning and Zoning Board Agenda. Cite each section and provide applicant’s response after. Project must comply with all People Street requirements.
4. Provide narrative outlining compliance with ULDR 47-12 (Ord. 00-26) regarding People Street (Riomar St.) requirements. Provide point-by-point analysis.
5. Provide text narrative indicating project’s compliance (point by point) with ULDR Sec. 47.25.3, Neighborhood Compatibility, prior to item being placed on a Planning and Zoning Board agenda. Cite each section and provide the applicant’s response after.
6. Proposed project exceeds density limit of 32 du/acre in the NBRA as per Zoning In Progress. Discuss with Zoning Rep. and the applicant at the meeting.
7. All construction will require approval from all pertinent environmental review agencies.
8. As per ULDR Sec. 47-25.P., all proposed development on the barrier island may be required to complete a Phase I archeological survey and written report and comply with state, county and local laws pertaining to the same. At a minimum, the applicant shall be required to obtain written confirmation from the County’s Historic Preservation Commission that the site has no archeological or historical significance.

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9. Provide text narrative indicating project's compliance (point by point) with ULDR Sec. 47-25.2, Adequacy Requirements, prior to item being placed on a Planning and Zoning Board agenda. Cite each section and provide response after.
10. Dimension overall length and width of the building(s) on the site plan. Discuss with Zoning Rep. and applicant at the meeting.
11. Provide property lines and dimensions to property lines on all elevations.
12. Dimension entry drives on the site plan.
13. Discuss provision for any additional R-O-W required on Birch Rd. or Riomar St. with Engineering Rep. at the meeting.
14. Discuss vehicular stacking from Riomar St. into site with Engineering Rep. at the meeting.
15. Discuss provision for a loading zone with Engineering Rep. and applicant at the meeting.
16. Discuss proposed pool location on Riomar St. with Zoning Rep. at the meeting. Discuss People St. requirements.
17. If Zoning Rep. classifies development as two separate buildings, dimension distance between buildings as per the ULDR min. requirements.
18. Indicate all mechanical equipment on plans.
19. Provide table indicating the required and all proposed setbacks for the project. Provide table on the site plan as part of the site data information area. Proposal does not appear to comply with min. setback requirements.
20. Provide a text narrative to include but not limited to: loading/service systems, maintenance operations, trash management plan, et. al. Include what is being demolished to accommodate this proposed development.
21. Recommend presenting proposal to neighborhood association and neighbors for public input.
22. Provide color rendering. Indicate all mechanical equipment on site plan (if at ground level) and on roof plan.
23. Provide a copy of the most current recorded plat for the proposed site. Applicant shall provide documentation verifying that site does not require platting. I.e.: specifically delineated lots under previous plat, verification letter from Broward Co. Planning Council, et. al.

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24. Discuss vehicular stacking from Riomar St. with Engineering Rep. and applicant at the meeting.
25. Discuss dead-end parking area with Engineering Rep. at the meeting.
26. List sq. ft. of units in tabular data.
27. Provide cross section indicating pool and amenities next to building.
28. Outline all buildings abutting the subject property on the site plan. Indicate setbacks for the property line and stories.
29. Provide context plan for general area (approx. two blocks) indicating building outlines with heights and stories labeled.
30. Provide an approval letter from the Broward County Emergency Management Division indicating that, with the addition of the subject project, an acceptable level of service of hurricane evacuation routes will be maintained as well as the county's emergency shelter capacity.
31. Provide a 7 ft. sidewalks along all streets and extend sidewalk length of the property.
32. Provide two oblique aerial drawings from opposing views, which indicate the mass outline of all proposed structure (s) and the outlines of the adjacent existing and previously approved structures. These mass studies are to be shown on an aerial photograph or by use of an isometric perspective or axonometric drawing of the site and the surrounding adjacent area.
33. Discuss provision for additional trees (increased height) along building with Landscape Rep.
34. Response to all comments must be provided within 60 calendar days or project may be subject to additional DRC review.
35. Will parking structure be enclosed? Indicate where ventilators will be placed on plans. Denote all parking garage openings via shading. Parking structure must comply with Ord. 00-65.
36. Provide shadow study on the Winter Solstice and Spring Equinox in order to indicate impacts on the beach and neighbors. Provide information at 9am, 12 pm, and 4 pm. Indicate property lines on study and indicate shadow spillover beyond property line. Outline neighbor's pools. Indicate if any parks or open space will be impacted. Shadow study must be submitted prior to project being placed on the Planning and Zoning Board agenda and included within the Planning and Zoning Board plan package.

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37. Discuss if any public metered parking spaces will be eliminated or affected. Doug Gotshall, Parking Systems Manager, sign-off is required prior to item being placed on the Planning and Zoning Board agenda.

Additional comments may be forthcoming at DRC meeting.

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Division:	Police	Member:	Det. Gary J. Gorman 954-828-6421
Project Name:	Magna Casa Development II LLC/Marbella Place Condominiums	Case #:	35-R-03
Date:	5/13/03		

Comments:

1. Will impact resistant glass be used?
2. Will this be a walled community?
3. Will there be a security fence/gate at project openings?
4. Will this fence/gate be electronically controlled by card access system with an intercom, or key lock with intercom?
5. Will each parking level have an emergency phone/communication system?
6. Will all entry/exit walls in each parking level have safety mirrors?
7. Will all exterior entry/exit doors and stairwell doors have self- locking devices, and card access, as well as an annunciation device to indicate that a door is standing/propped open?
8. Will all stairwells have windows for viewing?
9. How will elevator use/traffic be controlled?
10. Will there be on-site security?
11. Will there be CCTV used to cover community areas such as: lobby area, elevator entrances, pool area, restrooms and recreation area, and garage entry/exit areas?
12. All lighting should conform to standards set by the IESNA (Illumination Engineers Society of North America).
13. Will entry doors have 180 degree viewing devices? (Peephole)
14. All entry doors and locking devices will have sufficient security rating?

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15. Will each unit have a perimeter security system to include glass break detection, and panic buttons for emergency conditions?

Please submit comments in writing prior to DRC sign-off.

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Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: Magna Casa Development II
LLC/Marbella Place
Condominiums

Case #: 35-R-03

Date: 5/13/03

Comments:

1. Provide a narrative outlining the proposed projects compliance with section 47-12.4.B Street treatments requirements for Riomar Street.
2. North Beach Residential Area setbacks as follows: Side yard: one-half (1/2) the building height: Rear yard: one-half (1/2) the building height, unless approved as a site plan level IV pursuant to section 47-12.5.E.1.
3. Change project data to reflect multifamily dwellings not condominiums.
4. Ramp slopes in parking garages shall not exceed 12% pursuant to section 47-20.9.
5. Indicate setbacks on floor and elevation plans.
6. Provide profile of the propose building in relation to street and adjacent properties.
7. Dimension handicap parking spaces.
8. Pool shall comply with the setback requirements of the zoning district in which they are located pursuant to section 47-19.2.BB.
9. Dimension roof overhangs.
10. Provide a photometric lighting plan pursuant to section 47-20.14 prior to final DRC review.
11. Provide building height from grade as defined in section 47-2.
12. Dead-end parking is prohibited pursuant to section 47-20.5.C.4.
13. Provide a staging and contractor storage, parking and construction trailer and/or sales trailer plan.

Additional comments maybe discussed at DRC meeting.